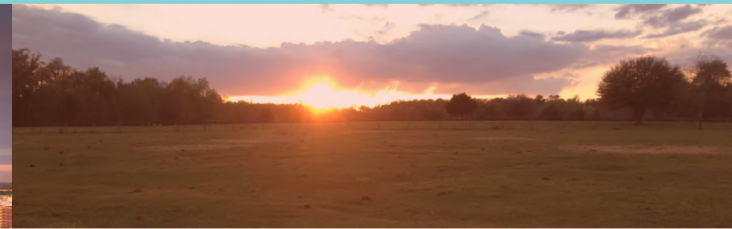
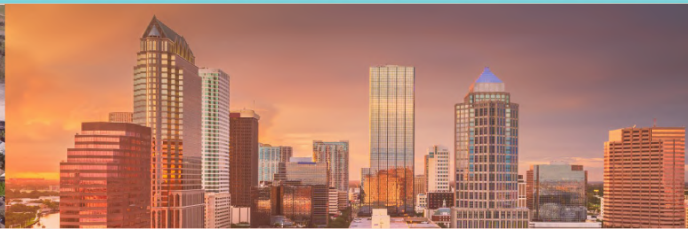


# We know this land.



# Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)



# Aerial Overview





# Property Description

## PROPERTY DESCRIPTION

The opportunity is to purchase 3.28± acres situated nicely on the heavily trafficked State Road 52 in Hudson, FL. The property boasts an estimated 1.9± acres usable with 200 feet of frontage to traffic counts of 29,000 AADT. The property is currently zoned AR but can potentially be rezoned for a variety of general commercial uses.

## LOCATION DESCRIPTION

Conveniently situated 4 miles east of US 19 and 5.5 miles west of Suncoast Pkwy, the site offers convenient access to major north/south thoroughfares. The site also offers close proximity to the 6,200+ acre mixed-use, master-planned community of Angeline, as well as the coming 775 acre Moffit Cancer Center, bringing 14,000 employees to the immediate area.

## MUNICIPALITY

Pasco County

## PROPERTY SIZE

3.28 Acres

## ZONING

AR

## PARCEL ID

07-25-17-0510-00000-0610, 07-25-17-0510-00000-0620

## PRICE

\$650,000

## BROKER CONTACT INFO

### Tyler Woody

Sales Associate

813.287.8787 x11

[Tyler@TheDirtDog.com](mailto:Tyler@TheDirtDog.com)

### Pat Shelton

Broker Associate

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# Aerial Overview



3.28± Acres

52

29,000 AADT

ProSource  
WHOLESALE



# Demographics Map & Report

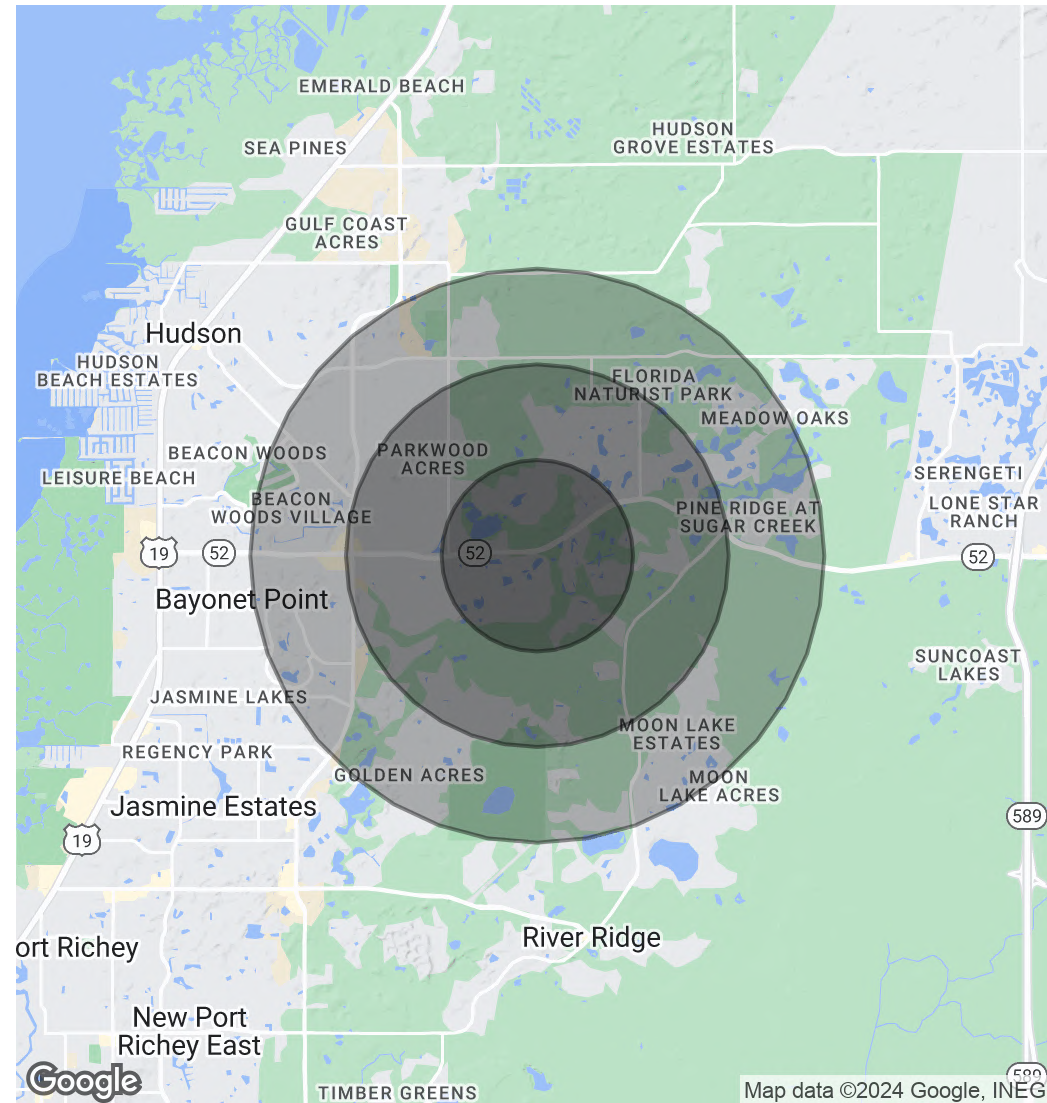
## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,872	12,737	35,170
Average Age	49.8	48.6	49.8
Average Age (Male)	44.3	46.0	47.5
Average Age (Female)	55.2	51.0	51.8

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,001	6,141	17,550
# of Persons per HH	1.9	2.1	2.0
Average HH Income	\$42,562	\$46,659	\$49,296
Average House Value	\$116,775	\$128,224	\$137,582

2020 American Community Survey (ACS)



# Regional Map



# Location Map





# Confidentiality & Disclaimer

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.